

## CPA #2009-M-04 VALLEY VIEW & SUMMERFIELD

Initiated by: Valley View Mobile Home Park LLC & City of Renton

Applicant: Valley View Mobile Home Park LLC

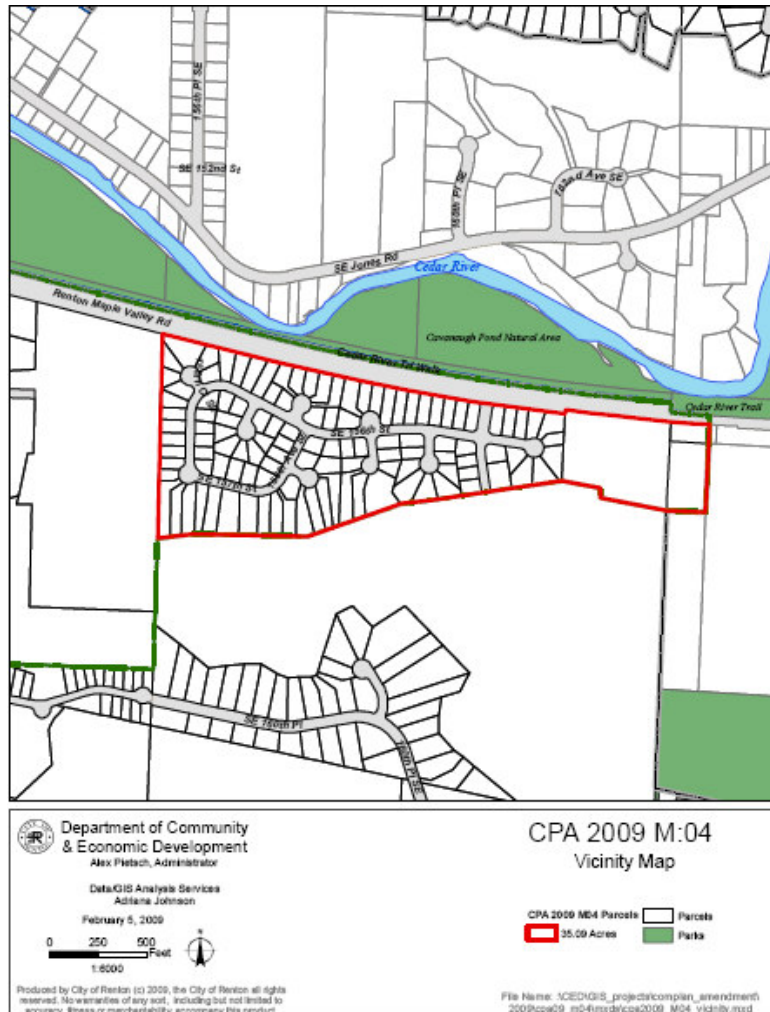
### General Description

This Comprehensive Plan Amendment (CPA) is to consider redesignating a 7.32-acres of an 11.59 acres site from a Residential Low Density (RLD) land use designation and a Residential 4 (R-4) zoning to Residential Medium Density (RMD) land use designation and a Residential 10 (R-10) zoning (identified as Option A herein) or Residential Single-Family (RSF) land use designation and a Residential 8 (R-8) zoning (identified as Option B herein). The applicant would prefer the RMD designation over the RSF designation. This CPA is located on the south side of Maple Valley Highway (SR-169) at 16405 SE Maple Valley Highway (parcel #2323059029). The subject parcel is 11.59 acres and is located within King County and the City of Renton. This map amendment would only be applicable to 7.32 acres of the subject parcel located within the City of Renton. The site is currently developed as the Valley View Mobile Home Park, containing 2 permanent structures and 45 mobile home spaces. Access to the site is via Maple Valley Highway.

The City has amended the requested proposal to include the Summerfield neighborhood located west of Valley View

Mobile Home Park and south of Maple Valley Highway. The City's amendment would be to redesignate these properties to a Residential Single-Family (RSF) land use designation and a Residential 8 (R-8) zoning from RLD and R-4. The additional area is approximately 26.88 net acres and includes 112 single-family residential lots, each lot contains an existing home. Access to these properties is via 161<sup>st</sup> Avenue SE, SE 156th Street, and 158th Avenue SE.

The entire site is bounded by to the Urban Growth Boundary to the north, south and east. The site is adjacent to the Maple Valley Highway on the north. To the east is a large parcel with a



single-family residence that is located within King County. The parcel south of the site is also located within King County, this land is vacant and contains steep slopes with landslide hazards. To the west is a single-family residential subdivision.

### **Impact Analysis**

#### Effect on rate of growth, development, and conversion of land as envisioned in the Plan

Under the current condition, the Valley View property is an existing mobile home park that has 47 existing units on site. Under the current RLD land use and R-4 zoning, the Valley View parcels would result in a net loss of 31 residential units if redeveloped. Under Option A, the proposed change to RMD land use and R-10 zoning, the same property would continue to result in a net loss of 23 residential units. Under Option B, the proposed change to RSF land use and R-8 zoning, this property's redevelopment would result in a net loss of 28 residential units. All of the above options result in a net loss of residential units because of the existing high density of the Valley View Mobile Home Park. The Mobile Home Park does not adhere to the required buffers and setbacks as required by the Critical Areas Ordinance, which allows for a large site area than would be allowed to be utilized in redevelopment.

The Summerfield neighborhood is already fully developed as a single-family residential neighborhood, per the Valley Faire No. 03 Plat. When annexed to the City of Renton on June 9, 2008 the City applied the RLD land use designation and R-4 zoning. Under this condition, if the property was redeveloped, it would result in a net loss of 17 units. The proposed change to RSF land use designation and R-8 zoning would result in a net change of zero residential units. This is because the R-8 zoning designation represents the existing densities of the developed Summerfield neighborhood.

This assessment only represents the theoretical maximum development potential of the properties under the proposed Comprehensive Plan amendment and rezone. The eligibility of these properties to further subdivide and develop would need to be assessed through a formal application for subdivision. Other properties in this vicinity have encountered a number of challenges to development that were not possible to identify until submittal of a development application. As a result, such properties were not able to develop to maximum potential.

The current designation and zoning (RLD/R-4) of all the properties result in a net loss of 28 units. As a result, the existing zoning does not meet the growth rates and development envisioned in the Plan, as many policies and objectives in the Comprehensive Plan identify planning for growth. The existing designation does not allow for growth, but negative growth. The proposed designation and zoning in Option B (RSF/R-8), is consistent with the rate of growth, development, and the conversion of land as envisioned in the Plan and represents the existing densities of this already developed Summerfield neighborhood.

The RMD designation is intended to be located on land where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types designed to incorporate features from both single-family and multi-family developments. Furthermore, Policy LU-162 provides five criteria that must be met for a parcel to be zoned R-10, which are as follows:

1. The area already has a mix of small-scale multi-family units or has had long standing zoning for flats or other low-density multi-family uses;

2. Development patterns conducive to medium-density development are established;
3. Vacant lots exist or parcels have redevelopment potential for medium-density infill development;
4. The project site is adjacent to major arterial(s) and public transit service is located within ¼ mile;
5. The site can be buffered from existing single-family residential neighborhood having densities of eight dwelling units or less; or
6. The site can be buffered from adjacent or abutting incompatible uses.

The Valley View property was zoned R-12 under King County prior to its annexation to the City of Renton. The R-12 County zoning is for single-family residential development. When the property was annexed to the City of Renton it was zoned R-4, which is a low-density single-family zone. As such, criteria one has not been met. Medium-density development patterns are not established within the vicinity of the subject site. The medium-density infill development potential for the site is significantly restricted due to critical areas. This site is immediately adjacent to rural lands to the north, east, and south. As such, criteria 2, 3, and 5 have not been met.

#### Effect on the City's capacity to provide adequate public facilities

Water and sewer service for the Summerfield neighborhood is provided by the Cedar River Water and Sewer District. The Valley View property's water service is provided by on site wells and sewer is provided by existing septic systems. This area would be serviced by the Cedar River Water and Sewer District when water and sewer improvements are made. The primary road service to the amendment sites is Maple Valley Highway. Either proposed designation is not anticipated to increase densities and therefore would not increase traffic in the area. This amendment would not increase the need for schools, police, or fire. The Summerfield amendment to RSF/R-8 would also not have any increase on surface water and stormwater drainage controls. Either Valley View amendment option would likely increase the need for surface water and stormwater drainage controls, as the current conditions on site are not compliant with today standards.

#### Effect on the rate of population and employment growth

This proposal has no effect on employment growth and negative effect on population growth. It is important to note that an RSF/R-8 designation for the Summerfield neighborhood would result in an accurate representation of the existing densities on the ground. Furthermore, either redesignation option for the Valley View property would result in a net loss of residential units, although if the property remains as a RLD/R-4 designation it would result in a larger number of lost residential units than if it was redesignation RSF/R-8 or RMD/R-10. The growth projections in the Comprehensive Plan Capital Facilities Element show that the City's growth target for 2022 is 6,198 units with capacity established through Buildable Lands Analysis of 11,261 units.

#### Whether Plan objectives are being met as specified or remain valid and desirable

Option B and Summerfield proposal (RSF/R-8):

Objective LU-JJ: Encourage re-investment and rehabilitation of existing housing, and development of new residential plats resulting in quality neighborhoods that:

- 1) Are planned at urban densities and implement Growth Management targets,
- 2) Promote expansion and use of public transportation; and

### 3) Make more efficient use of urban services and infrastructure.

The proposed map amendment for the Valley View property would encourage re-investment and rehabilitation of the existing mobile home park and provide much needed infrastructure to the subject area.

The Summerfield proposal is consistent with the objective for the RSF designation as the neighborhood exists today. Redevelopment of this neighborhood is not anticipated. It is important to note that Summerfield is not consistent with the Objectives and Policies of the RLD designation, which is intended for properties that are constrained by natural features and provide transition to Rural Designations within King County, and densities not to exceed four dwelling units per acre. This property exceeds the maximum density of the R-4 zoning and is not constrained by natural features.

#### Option A Valley View (RMD/R-10):

Objective LU-KK: Designate land for Residential Medium Density (RMD) where access, topography and adjacent land uses create conditions appropriate for a variety of unit types designated to incorporate features from both single-family and multi-family developments, and to support cost-efficient housing, infill development, transit service, and the efficient use of urban services and infrastructure.

The Valley View property is immediately adjacent to slopes that exceed 100 percent, resulting in significant topographical challenges and high landslide hazards. The adjacent land uses consists of Maple Valley Highway and the Cedar River to the north, the Summerfield neighborhood to the west with R-8 densities, sensitive areas and undeveloped land to the south, and vacant land and a large parcel with one single-family home to the east. The adjacent land uses are rural in nature to the east, south, and north which do not create conditions appropriate for a variety of unit types.

#### Effect on general land values or housing costs

This map amendment is not anticipated to change land values or housing costs in the Summerfield neighborhood. The redesignation of the Valley View property from R-4 to R-8 or R-10 is anticipated to increase the land value because this amendment would increase the available development potential. The land value may increase slightly more with a RMD/R-10 designation versus a RSF/R-8 designation.

#### Whether capital improvements or expenditures are being made or completed as expected

Not applicable.

#### Consistency with GMA, the Plan, and Countywide Planning Policies

The GMA, Countywide Planning Policies, and the Comprehensive Plan emphasize the importance of coordination between jurisdictions when planning for future growth. As noted above under “Whether plan objectives are being met as specified or remain valid and desirable” staff has identified consistency with the City’s Comprehensive Plan Objectives for the RSF/R-8 designation.

One of the 13 goals of the GMA is housing, which is intended to encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. This amendment would be consistent with GMA's housing goal, as it would preserve existing housing stock in the Summerfield neighborhood. If the Valley View property was to be redeveloped, it may result in a loss of available affordable housing in the City of Renton. Although, if this amendment was approved or denied it would not change the property owners ability to redevelop this property to the densities allowed by the zone.

The Countywide Planning Policies (CPP) guide the development of urban centers, which are located in cities and should accommodate concentrations of housing and employment. In November 2002, a new set of household and job growth targets were established by King County to guide growth for the period 2001-2022. Each urban jurisdiction including unincorporated King County was assigned a growth target based on land capacity and other factors. The City of Renton was assigned a growth target for the period between 2001-2022 of 6,198 households. This proposal would change the land use designation in Summerfield to not have a negative effect on growth as it does now. The Valley View property would still have negative growth with the proposed changes although the RSF/R-8 or the RMD/R-10 would both have less of a negative effect than the existing RLD/R-4.

#### Effect on critical areas and natural resource lands

The Summerfield site is already developed, as such, there is no anticipated effects on critical areas for this site.

Critical areas are anticipated to have an effect on the Valley View portion of the amendment. City of Renton Sensitive Area Maps indicate the site is located within Landslide Hazards and Erosion Hazard areas due to the steep slope inclinations, soils generally susceptible to erosion, and history of landsliding in the area. In addition, the map also indicates that the approximate northerly portion of the site is within a Seismic Hazard area. Furthermore, two wetlands and a stream are located on site.

The property is bounded to the south and southeast by steep slopes that extend down from the Renton uplands. The steep slope at the southeast corner of the site ranges from about an elevation of 230 feet down to the toe-of-slope to an elevation of 160 to 180 feet, and averages about a 100 percent grade. Similarly, the steep slope adjacent to the south side of the Valley View property that extends above the creek is well over 100 feet high and has an average grade of about 100 percent. There is history of landslides in the area of the proposed amendment. In 1990, a landslide occurred in the ravine just south of the site during a large rain event that caused some flooding and soil deposition in Valley View Mobile Home Park. The flooding occurred because the debris from the landslide blocked the stream that runs along the base of the slope.

There are two wetlands located on site, both identified as Category 3 wetlands under the King County rating system. Category 3 wetlands typically have a 75-foot buffer. In addition, a single intermittent stream flows through the site and has been identified as a Class 3 stream and was designated as a Type N stream under the King County rating system. Type N waters typically have 65-foot buffers measured from the ordinary high water mark.

As the site exists today, the mobile homes are located within the stream buffer within close proximity of the base of the steep slopes. This results in a life and safety hazard to the residents, as demonstrated in the 1990 landslide event. The redesignation of the property to RSF/R-8 or RMD/R-10 would not eliminate the issues created by these hazards and critical areas. These issues can be dealt with through SEPA and development review. Because the site has many environmental constraints and hazards that pose a life and safety issue to the existing and possible new residents, it would be appropriate to limit densities in this area. The RMD/R-10 designation would not only allow for single-family development but multi-family development, which could potentially have a greater impact on the stream and wetlands onsite and put more people at risk of landslide and seismic hazards than if developed at R-8 densities.

#### Effect on other considerations

The applicant currently has an existing preliminary plat application in process (not approved) that would allow for redevelopment of the site with a single-family residential subdivision. This proposal is vested to King County code and would result in a higher density on site than would be allowed by the existing City of Renton zoning or either the proposed new zones, R-8 or R-10.

#### **Review Criteria**

RMC 4-9-020G states that the proposal shall demonstrate that the requested amendment is timely and meets at least one of the following criteria:

1. The request supports the Vision embodied in the Comprehensive Plan, or
2. The request supports the adopted business plan goals established by the City Council, or
3. The request eliminates conflicts with existing elements or policies, or
4. The request amends the Comprehensive Plan to accommodate new policy directives of the City Council.

The Summerfield amendment meets Criteria #3. Approval of this application would result in the appropriate designation for the Summerfield neighborhood. The new Comprehensive Plan designation and zoning would correctly reflect the existing densities on the ground.

The Valley View amendment (Option A, RMD/R-10) does not meet any Criteria.

The Valley View amendment (Option B, RSF/R-8) meets Criteria #1. This redesignation would promote a healthy and save cohesive neighborhood.

#### **Staff Recommendation**

Staff recommends denial of the Option A of the Valley View amendment (RMD/R-10). RMD areas are limited to land where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types. Furthermore, Policy LU-162, identifies five specific criteria for a parcel to be zoned R-10. The subject parcel does not meet four of the five criteria. The proposed amendment is adjacent to rural King County lands, critical areas, and a single-family residential neighborhood. In addition, the site has significant topographical constraints. These factors do not create conditions appropriate for a variety of unit types.

Staff recommends approval of the Summerfield and Option B of the Valley View amendment (RSF/R-8). This amendment would correctly represent existing development patterns on the ground for the Summerfield neighborhood and provide for an appropriate density for the Valley View Mobile Home Park that would demonstrate consistent application of Comprehensive Plan designations and zoning in the Maple Valley Highway area.

**Implementation Requirements**

Amend the Comprehensive Plan Map to change the land use designation to RSF from RLD for all lots within the Summerfield neighborhood and parcel no. 2323059029. Concurrently amend the Zoning Map to change the zoning of the same parcels to R-8 from R-4.